

**UTT/0769/12/LB – (GREAT CHESTERFORD)**

*(Referred to Committee because the applicant is a Council employee)*

**PROPOSAL:** Installation of 12 photovoltaic panels to detached barn

**LOCATION:** The Gables, Carmel Street, Great Chesterford.

**APPLICANT:** Andrew Taylor.

**AGENT:** None.

**GRID REFERENCE:** TL508428

**EXPIRY DATE:** 8 June 2012

**CASE OFFICER:** Nicholas Ford

**1.0 NOTATION**

1.1 Curtilage listed building.

**2.0 DESCRIPTION OF SITE**

2.1 The Gables is a Grade II listed 17th Century timber framed and plastered two storey dwelling in the historic centre of Great Chesterford which fronts onto Carmel Street. It has a long rear garden of some 50 metres. Within the garden is a timber boarded outbuilding with a clay pantile adjacent the northern boundary, which is a pre-1948 structure.

2.2 To the south is a dwelling named The Old Bakery and a wall which forms the boundary. To the north is a dwelling named Carmelstead, which is Grade II listed, with a wall forming the boundary.

**3.0 PROPOSAL**

3.1 Planning permission is sought for the installation of 12 photovoltaic panels to the southern elevation of the roof slope of a curtilage listed outbuilding rear of The Gables. Each panel would have dimensions of about 1.6 x 0.99 x 0.40 mm.

**4.0 APPLICANTS CASE**

4.1 See Design and Access Statement and Planning Statement.

**5.0 RELEVANT SITE HISTORY**

5.1 None relevant.

**6.0 POLICIES**

**6.1 National Policies**

- National Planning Policy Framework

**6.2 Uttlesford District Local Plan 2005**

- Policy ENV2 (Development affecting Listed Buildings)

## **7.0 PARISH COUNCIL COMMENTS**

7.1 To be reported.

## **8.0 CONSULTATIONS**

8.1 Conservation Officer: The Gables is a timber framed and plastered house of C17 origins with later alterations and extensions. The listed building is set in a generous garden with a small barn located some distance away from the dwelling in the rear part of the garden.

8.2 The proposal subject of this application is to install 12 solar photovoltaic panels on the southern slope of the small barn. The barn is not listed in its own right, but as it is a pre - 1948 structure, a formal listed building consent for the proposed work would be required.

8.3 In general the introduction of solar panels on listed buildings should be avoided. However, in this instance as the outbuilding is of no special architectural or historic interest and situated considerable distance to the rear of the house, the visual impact on the setting of The Gables would be negligible. In addition, the black weather boarding of the walls and the dark colouring of the panels would tend to visually merge together, retaining the utilitarian and subservient character of the barn. Finally, I consider that the proposed work would not diminish the character of the conservation area as the barn and its roof would not be apparent from the principal public views. In conclusion I suggest approval of this application.

## **9.0 REPRESENTATIONS**

9.1 None received. Notification period expired 24 May 2012.

## **9.0 APPRAISAL**

10.1 The issues to consider in the determination of the application are:

**In considering whether to grant listed building consent, the local planning authority shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990), NPPF and ULP Policy ENV2.**

10.1 In considering whether to grant planning permission for development that affects a listed building or its setting or whether to grant listed building consent, the local planning authority shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

10.2 The panels would be installed to the southern elevation of a pre-1948 timber weatherboarded barn in the rear garden. The outbuilding is of no special architectural or historic interest and situated considerable distance to the rear of the house. The black weather boarding of the walls and the dark colouring of the panels would tend to visually merge together, retaining the utilitarian and subservient character of the barn.

## **11.0 CONCLUSION**

11.1 The following is a summary of the main reasons for the recommendation:

11.2 Subject to conditions it is considered that alterations would preserve the features of special architectural or historic interest which the building possesses.

## **RECOMMENDATION - CONDITIONAL LISTED BUILDING CONSENT**

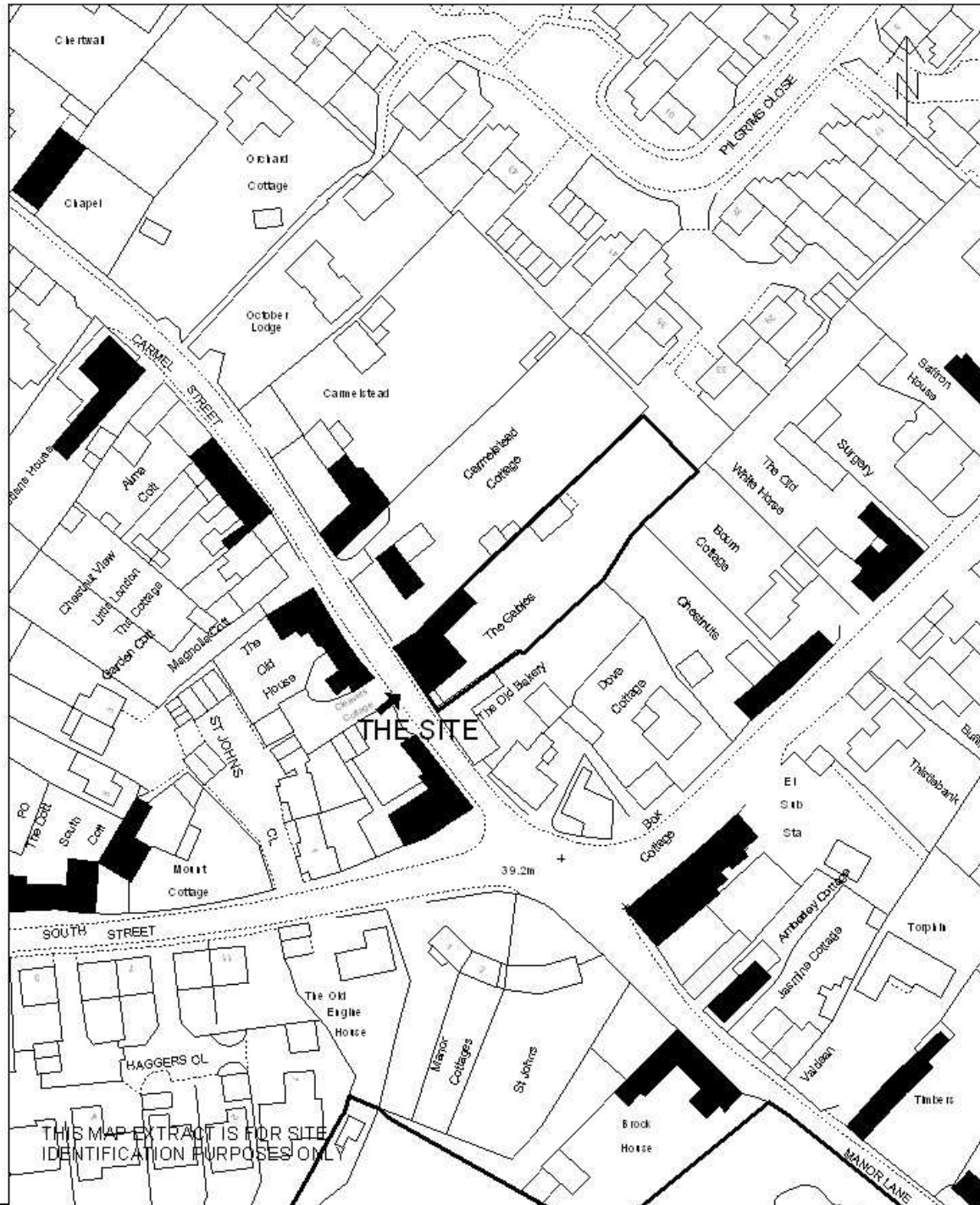
The works to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The works hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the works hereby permitted, to ensure works are carried out in accordance with the approved application details in accordance with the NPPF and Policy ENV2 of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.

---



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office.

Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Uttlesford District Council Licence No: 100018688 (2007).

DATE:15/05/2012

MAP REFERENCE:IL5042NE

SCALE:1:1000